



CITY OF LODI COUNCIL COMMUNICATION

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AGENDA TITLE: Approve Improvement Agreement for Public Improvements at
350 North Guild Avenue

MEETING DATE: June **6, 2007**

PREPARED BY: Public **Works** Director

RECOMMENDED ACTION: Approve the Improvement Agreement for the Public Improvements at 350 North Guild Avenue and direct the City Manager and City Clerk to execute the agreement on behalf of the City.

BACKGROUND INFORMATION: This project is located at 350 North Guild Avenue. Phase I of the project consists of an operations/distribution building, storage tank farm, boiler room, cooling towers and a rail spur extension from the existing Central California Traction Company mainline to the project site. This improvement agreement is part of the Phase I portion of the project. Phase II will consist of a 95,000 square-foot dry goods warehouse/distribution building and Phase III will consist of a 20,000 square-foot liquid sweetener packaging/warehouse facility. Phases II and III will be market driven expansions.


The developer, Archer Daniels Midland, has furnished the City with improvement plans, necessary agreements, guarantees and insurance certificate for the proposed project. The developer has also agreed to provide the City with a Deferral Agreement for the future widening of Victor Road. This Deferral Agreement will be presented to Council for approval at a future date. The developer also paid the required Development Impact Mitigation Fees (\$262,242) and the improvement agreement preparation fee and other miscellaneous fees (\$58,763).

The project has annexed to the Lodi Consolidation Landscape Maintenance Assessment District 2003-01 to cover the cost of the future traffic signal maintenance at Guild Avenue and Victor Road, park maintenance costs, and landscape maintenance costs for improvements along Victor Road associated with the development.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. The maintenance and replacement costs for the future traffic signal at Guild Avenue and

Victor Road, increases in the park maintenance costs, and costs for maintaining new landscape improvements along Victor Road will be funded through the Lodi Consolidated Landscape Maintenance Assessment District 2003-01.

FUNDING AVAILABLE: The developer is responsible for all costs associated with the improvement agreement.


Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer
RCP/WKF/pmf
cc: Senior Civil Engineer Chang

Archer Daniels Midland

APPROVED: 
Blair King, City Manager

CITY COUNCIL

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City Attorney

RICHARD C. PRIMA, JR.

Public Works Director

June 1, 2007

Archer Daniels Midland Company
350 N. Guild Avenue
Lodi, CA 95240

SUBJECT: Approve Improvement Agreement for Public Improvements at
350 North Guild Avenue

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 6, 2007. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Randi Johl, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Wes Fujitani, Senior Civil Engineer, at 333-6800, extension 2669.



for : Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk